



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

October 7, 2020

Mel Barr
Barr Associates LLC
25 Sylvan Road South, Suite P
Westport, CT 06880

RE: CASE # ZBA-20-00426
ADDRESS: 4 Danbury Avenue
OWNER OF PROPERTY: David Frear

Dear Mr. Barr,

This is to certify that at the work session of the Zoning Board of Appeals held on October 6, 2020, the Board voted 5-0 {Ezzes, Wong, Wistreich, Masumian, Hood} and the following resolution was adopted:

RESOLVED: The application of Mel Barr, Barr Associates LLC for the property located at : 4 Danbury Avenue and owned by David Frear for variance of the Zoning Regulations: §13-4 (Setbacks), §13-6 (Coverage), §6-2.1.3 (Converting deck to interior space), §6-2.1.7 (Expanding building in setbacks), and §6-3.1 (Non-conforming lot setbacks) to lift existing house for FEMA compliance, add new roof, new entryways and two second floor additions in setbacks plus additional driveway, over coverage located in Residence A district, PID# D03118000, **is hereby GRANTED WITH CONDITIONS.**

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations to the subject property:

- Non-conforming lot area
- FEMA Compliance
- Public Safety

The above has been **GRANTED WITH CONDITIONS** in accordance with the plans submitted with the application (Proposed Plot Plan by Leonard Surveyors LLC revised 9/1/2020) and (Exterior Elevations, Floor Plans, Building Sections, and Roof Plan by JMKA Architects revised 09/16/2020). Said plans are stamped "APPROVED with CONDITIONS" by the Zoning Board of Appeals on October 6, 2020 with the following conditions:

- The driveway must be a pervious surface.

Effective Date: Contingent upon applicant filing this resolution with the Town Clerk.

Prior to the issuance of a zoning permit this variance must be filed with the Town Clerk.

Subsequent to recording the variance with the Town Clerk, you will need to obtain a Zoning Permit. You may also require a Building Permit, and you should contact the Building Department at 203-341-5025 for further information.

Yours Truly,

A handwritten signature in black ink, appearing to read "James Ezzes" with a stylized flourish at the end.

James Ezzes, Chairman
Westport Zoning Board of Appeals

JE/AT
Certified Mail: RRR
Enc.